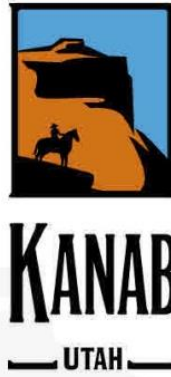


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KANAB CITY PLANNING COMMISSION STAFF REPORT- December 16, 2014

I. PROPOSAL: General Plan Update

II. BACKGROUND

Utah Code Section 10-9a-401 provides that all municipalities in the state “shall prepare and adopt a comprehensive, long range general plan for: (a) present and future needs of the municipality and (b) growth and development of all or any part of the land within the municipality. The current Kanab City General Plan was adopted in March 2007 and includes several elements, which are outdated or in need of revision. In 2013, City Administrative Staff determined that the Plan was in need of an update. The City contracted with Utah Community Planners (UCP) to conduct public involvement activities and make recommendations for updating the Plan. Public involvement activities commenced in 2013 and included a community-wide public survey and workshop sessions. The results of the public involvement activities informed the recommendations provided by UCP. Using the recommendations of UCP and public participation results, the Planning Commission has worked with Staff, over the course of several months, to review the General Plan and make several modifications. This included discussions in Planning Commission work meetings and follow-up assignments for updated information by individual Planning Commission members and Staff. The attached document reflects the changes proposed by Staff, derived from these discussions.

III. SUMMARY OF RECOMMENDATIONS

The following is a summary of recommended amendments to the General Plan. Throughout the process of developing recommendations, the Planning Commission and Staff was cognoscente about the Plan length, which directly impacts the readability and usability of the document. The Planning Commission also acknowledged both the existing conditions and the feasibility of completing specific actions. For a complete list of proposed amendments, please reference the attached document.

Chapter 1: Introduction

- Update and summarize process to develop plan to reflect this update.
- Remove motto, vision statement, background and setting, and historical and cultural information about the community. The Planning Commission determined that this information was more appropriate for the website and was not necessary for the General Plan itself.
- Update and summarize most recent demographic information.

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- Clarify information about the advisory nature of the General Plan.

Chapter 2: Land Use

- Consolidate high and very high density residential designation.
- Clarify that high density residential zones shall be distributed throughout the community. This is reflective of public participation activities. The Future Land Use Map, which is part of the General Plan, reflects this change.
- Delete “Neighborhood Convenience Centers” section. This was determined to be impertinent to the community.
- Update direction about commercial overlay districts, expressing that although the overlays are established, the City should incorporate overlay standards into underlying zones to reduce complexity.
- Add “Open Space and Small Town Atmosphere.” This section was created from the environment section.
- Summarize environment section and added information about Sensitive Lands and Flood Ordinance. The current plan includes detailed information about the importance of addressing various environmental conditions. The Planning Commission determined that this information could be summarized and made more pertinent to the community.
- Remove goals and strategies that are already addressed in other chapters including: transportation and beautification.

Chapter 3: Community Design

- Re-phrase “City Beautification of Downtown” to address both downtown and general City Beautification.
- Delete extraneous information about the effect of City Beautification in General.
- Update information about landscaping to reflect work that has been completed.
- Remove “Community Entryways” section, as this has largely been completed through the installation of entryway signage.
- Revise historic preservation section, removing unnecessary information.
- Revise goals and strategies that are no longer pertinent, due to completion of projects.
- Remove strategy related to pedestrian traffic, as this is more appropriate in the transportation chapter.

Chapter 4: Economics

- Revise introduction, including using a more active voice, removing extraneous information, and adding information about high speed broadband service.
- Update information about current industries and labor force.
- Revise section related to attracting business and industry to be more reflective of most recent public involvement activities.
- Summarize downtown revitalization section and add additional strategies that were expressed during public involvement process.
- Remove community image section. Although this is an important concept, the Planning Commission and Staff determined that it was not necessary for the substance of the Chapter.
- Add the following strategies/actions:
 - Work with the Chamber of Commerce, Travel Council and CEBA.

- Review ordinance to determine how they support or inhibit economic development.
- The promotion of a reliable fiber optic broadband network.
- Creating incentive programs for downtown revitalization.
- Revise/remove the following strategies/actions:
 - Remove reference to overlay zones.
 - Remove references to downtown parking, as this has largely been completed.
 - Re-define cities role with respect to events to support current event efforts and explore new event opportunities.
 - Remove goals related to education, as this information is included in Chapter 8.

Chapter 5: Transportation

- Acknowledge the adoption of the Transportation Master Plan and remove information that is already included in this Plan, referencing the Plan for such information.
- Emphasize the need to maintain roads and recommend an annual road maintenance plan.
- Update section on public transit and active transportation to be more reflective of current resources and efforts.

Chapter 6: Housing

- Acknowledge the adoption of the Affordable Housing Plan and remove information that is already included in this Plan, referencing the Plan for such information.
- Remove Goal “emphasize and encourage high quality housing,” as this is addressed with other goals.

Chapter 7: Parks and Recreation

- Acknowledge the adoption of the Parks and Trails Master Plan and remove information that is already included in this Plan, referencing the Plan for such information.
- Revise several goals and strategies to be more reflective of current and expected future efforts.

Chapter 8: Public Services

- Revise all sections, goals, and strategies for municipal services to acknowledge current departmental goals and aspirations.
- Remove extraneous information regarding location of offices, and other background information, as this information was determined to be unnecessary for the General Plan.
- Remove information about services for which Kanab City has little influence.
- Remove education-related goals that were determined to be out of the City’s sphere of influence.

Appendices and Exhibits

- Update demographics and population projections
- Removed aerial photo. This was determined to be unnecessary for the General Plan.
- Update future land use map, including providing a provision for a mixture of medium to high density residential development in the center of the City, revision of commercial areas, and addition of other mixed-use areas.
- Remove “Vision for Kanab” and the “Vision Continues” documents in the appendices, as this information is outdated.
- Include summary of public participation results and reference comprehensive results on City

website.

- Remove Kanab City Annexation Policy Plan to include it under a separate cover, similar to other Plans included in the appendices.

IV. FINDINGS

- The Currently adopted Kanab City General Plan is outdated and in need of revisions.
- The proposed update is more reflective of current community goals as expressed during public involvement activities.
- The proposed update more accurately portrays existing conditions in the community.
- The proposed update readdresses the feasibility of strategies and actions, given the City's limited resources.
- The proposed update is more succinct and readable for users of the General Plan, including the General Public.

IV. STAFF RECOMMENDATION:

That the Kanab City Planning Commission recommend to the Kanab City Council, amendments to the Kanab City General Plan, as provided in the attached document.